

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
FEBRUARY 17, 2014
CONFERENCE ROOM D – COUNTY SQUARE
5:00 PM**

Pursuant to the Freedom of Information Act, notice of the meeting, date, time and place of the agenda was posted on the bulletin board at the entrance of the Council Office and mailed to the newspapers, radio stations, television stations and concerned citizens.

COMMITTEE MEMBERS PRESENT:

Joe Dill, Chairman
Lottie Gibson
Fred Payne
Sid Cates

COMMITTEE MEMBERS ABSENT:

Dan Rawls

STAFF PRESENT:

Teresa Barber
Dean Campbell
Lance Estep
Michael Forman
Paula Gucker
Helen Hahn
Eric Johnson
Tom Meeks
John Owings

CALL TO ORDER:

Chairman Dill called the meeting to order at 5:01 p.m. He welcomed all in attendance and announced the passing of a dear friend, County Councilman Dan Rawls.

INVOCATION:

Councilor Payne gave the invocation

Approval of the minutes of the December 2, 2013 meeting

MOTION: By Councilor Gibson to approve the minutes of the December 2, 2013 meeting. The motion carried unanimously by voice vote.

Zoning Dockets

Mr. Johnson presented the following

DOCKET NUMBER: CZ-2014-1

APPLICANT: Ameen Aljaouni

PROPERTY LOCATION: 18 Fairforest Way

PIN/TMS#(s): M010020100302

EXISTING ZONING: C-3, Commercial

REQUESTED ZONING: I-1, Industrial

ACREAGE: 0.45-acre

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The parcel was originally zoned I-1 in May of 1971 (Area 2) and later rezoned to C-3 in June 2001 (CZ-2001-41).

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS:

	Zoning	Land Use
North	C-3	Single family dwelling
East	C-2	Right-of-way for Fairforest Way (within City of Greenville); then farther east is a roofing contractor (within Greenville County)
South	I-1	Developed industrial land
West	I-1	Developed industrial land

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub District - No sanitary sewer available

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: Fairforest Way: 3 lane with Two Way Left Turn Lane (TWLTL) maintained by the State (SCDOT)

TRAFFIC IMPACT:

Traffic generated from the site should remain the same. A traffic count was conducted on Fairforest Way approximately 375 feet south of the subject site. The station counted 7,600 average daily trips in 2011, representing a 2.7% change (increase) from the previous year and a 1.33% change (increase) from the last five (5) years.

SUMMARY

The subject property is an undeveloped parcel of land located on Fairforest Way. The property was originally zoned I-1, but later rezoned to C-3 in 2001 (per CZ-2001-41). Last year, the property owner was cited by Code Compliance (Case Number 13-3826) for storing automobiles on-site, which is not allowed in the C-3 district. Staff understands the stored automobiles are associated with the property owner's car dealership located off-site (at 2820 Laurens Road). The applicant is requesting to rezone the subject property to I-1, presumably to utilize the parcel as the official place for the temporary storage of vehicles associated with the dealership.

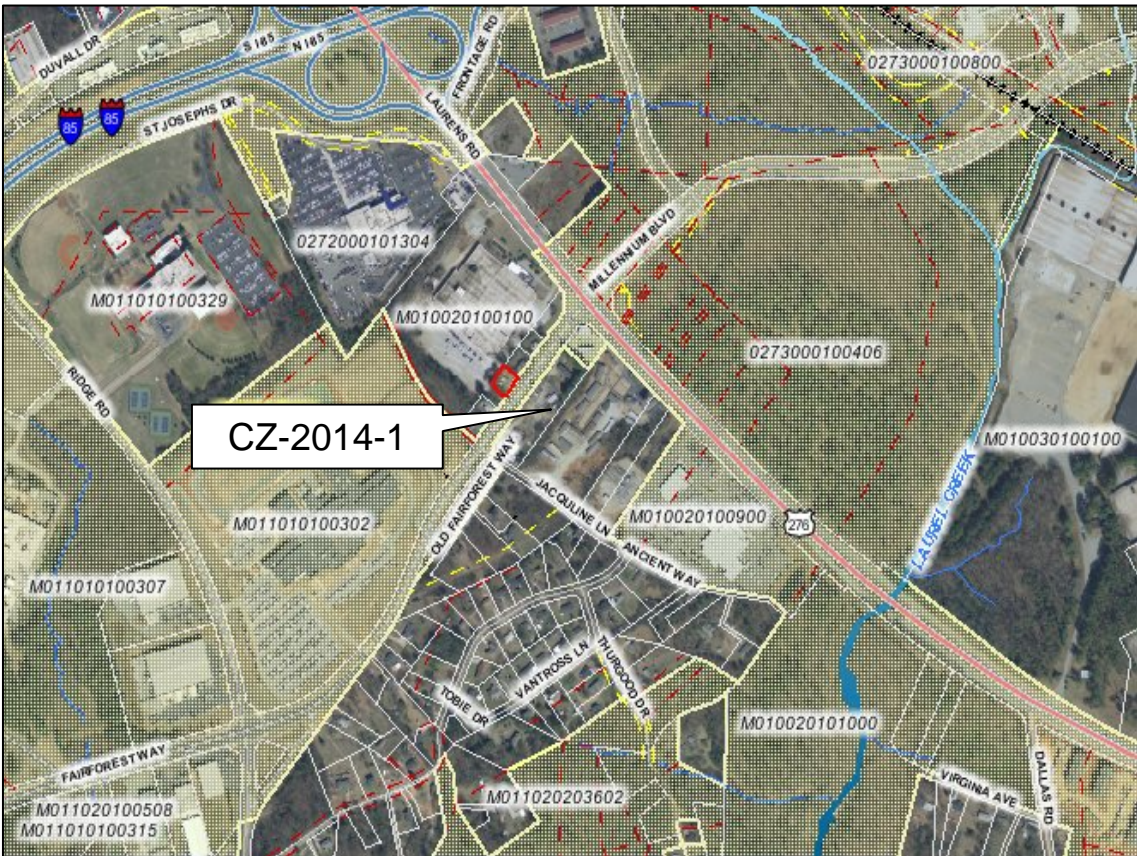
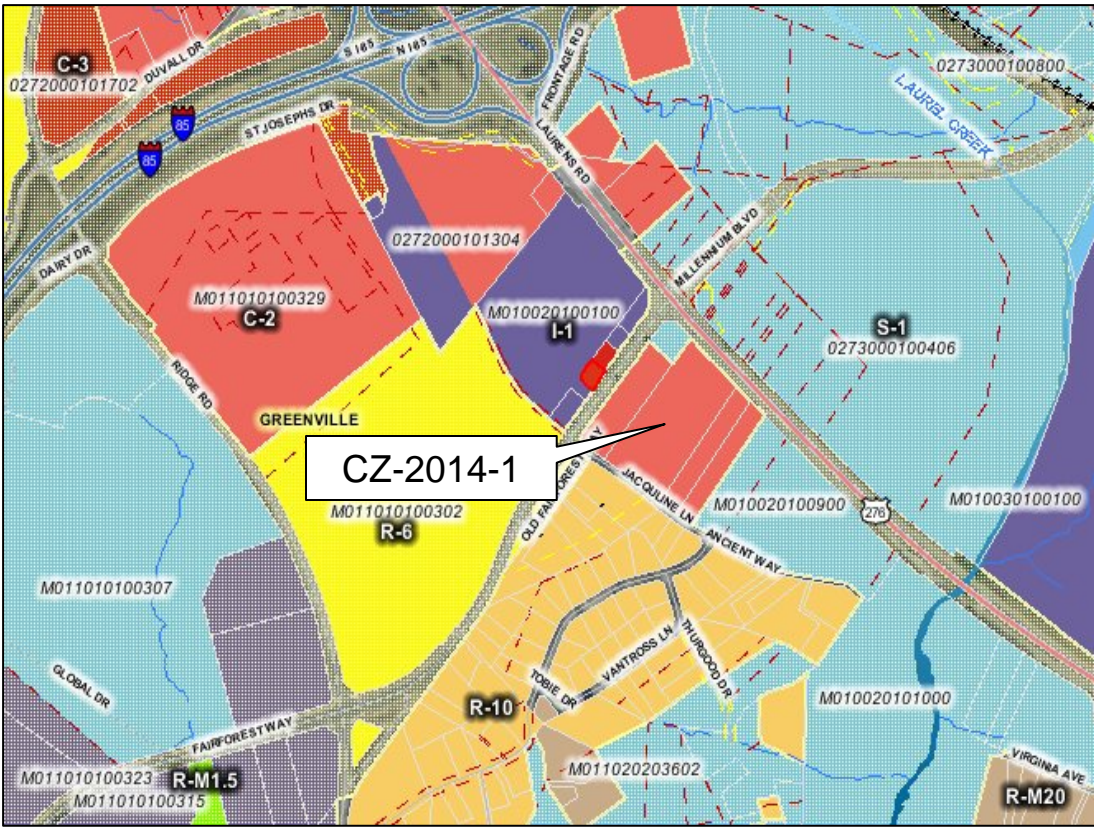
The proposed zoning is C-3, a district established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents, including but not limited to the following: Commercial amusements, animal shelters, cabinet/carpentry shops, nursing care facilities, firework stands, hospitals, museums, pawn shops, recording studios, and sign manufacturing. The C-3 district also allows single-family and multifamily residential as conditional uses.

The I-1 district was established as a district for manufacturing plants, assembly plants, and warehouses. The following are examples of permitted uses, including but not limited to the following: Junkyards with special exception, group industrial development, and industrial uses.

CONCLUSION

The subject property is commercially-zoned and is being utilized as a storage lot for automobiles. The storage of automobiles is not allowed in the C-3 district; therefore, the applicant is requesting to rezone the property to I-1 so that the use would be lawfully permitted. It is believed the vehicles stored on this parcel are associated with the property owner's car dealership located off-site (at 2820 Laurens Road). The parcel was originally zoned I-1 prior to being rezoned to C-3 in 2001.

With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the I-1 zoning district would be inconsistent with the assigned Residential Land Use 3 future land use classification. The Residential Land Use 3 future land use classification is inconsistent with both the C-3 and I-1 districts. However, it should be noted that the Imagine Greenville Comprehensive Plan is to be used as a guideline (on a large scale basis), and future development need not strictly adhere to its recommendations for any particular parcel of land. Therefore, based on these reasons, staff recommends approval of the application to rezone from the C-3 district to the I-1 district. The Planning Commission recommends approval of the request.



MOTION: By Councilor Gibson to approve CZ-2014-1. The motion carried unanimously by voice vote.

Mr. Johnson presented the following:

DOCKET NUMBER: CZ-2014-3

APPLICANT: C. Richard Stewart

PROPERTY LOCATION: St. Clair Street and Hampton Avenue Extension

PIN/TMS#(s): 0140000201000, 0140000200900, 0140000201200, 0140000201100, 0140000201400 and 0140000201300

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: I-1, Industrial

ACREAGE: 1.25 acres

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The parcel was originally zoned R-7.5 in April 1972 (Area 3)

EXISTING LAND USE: Industrial storage

AREA CHARACTERISTICS:

	Zoning	Land Use
Northeast	I-1	Developed industrial land (storage yard)
Northwest	I-1	Alley right-of-way; then farther west is developed industrial land (storage yard)
East	R-7.5	Right-of-way for Hampton Avenue Extension; then farther east is developed residential land (single-family houses)
South	R-7.5	Developed industrial land (storage yard)
West	I-1	Developed industrial land (storage yard)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer and Fire Sub District

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: Hampton Avenue Extension: 2-lane State-maintained local road
St. Clair Street: 2-lane, County-maintained local road

TRAFFIC IMPACT: Traffic generated from the site should remain the same. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Hampton Avenue in 2012, approximately 1280 feet southeast of the subject site. The station counted 1,200 average daily traffic trips, which represented a 26.31% change (increase) from the previous year, but an overall decrease of 4% over the last five (5) years.

SUMMARY

This rezoning request involves six (6) separate parcels located on the west side of Hampton Avenue Extension and St. Clair Street. All parcels, which form this pentangular-shaped piece of property, are zoned R-7.5, owned by the same property owner, and appear to be utilized for the outdoor storage area of the business located at 1325 Hampton Avenue (TM# 0140000200100).

It should be noted that the subject property is located in a unique area of the County known as City View. City View was once a small incorporated municipality that recently dissolved itself (within the last 20 years). The R-7.5-zoned parcels may have contained residences when the City was “unincorporated” and therefore, were assigned residential zoning classification. However, with respect to the outdoor storage use currently being conducted on-site, a historic review of aerial photography over the last 20 years reveals that most of the parcels had remained vacant up from 1997 until the 2000s. Outdoor industrial storage is not permitted in the R-7.5 district.

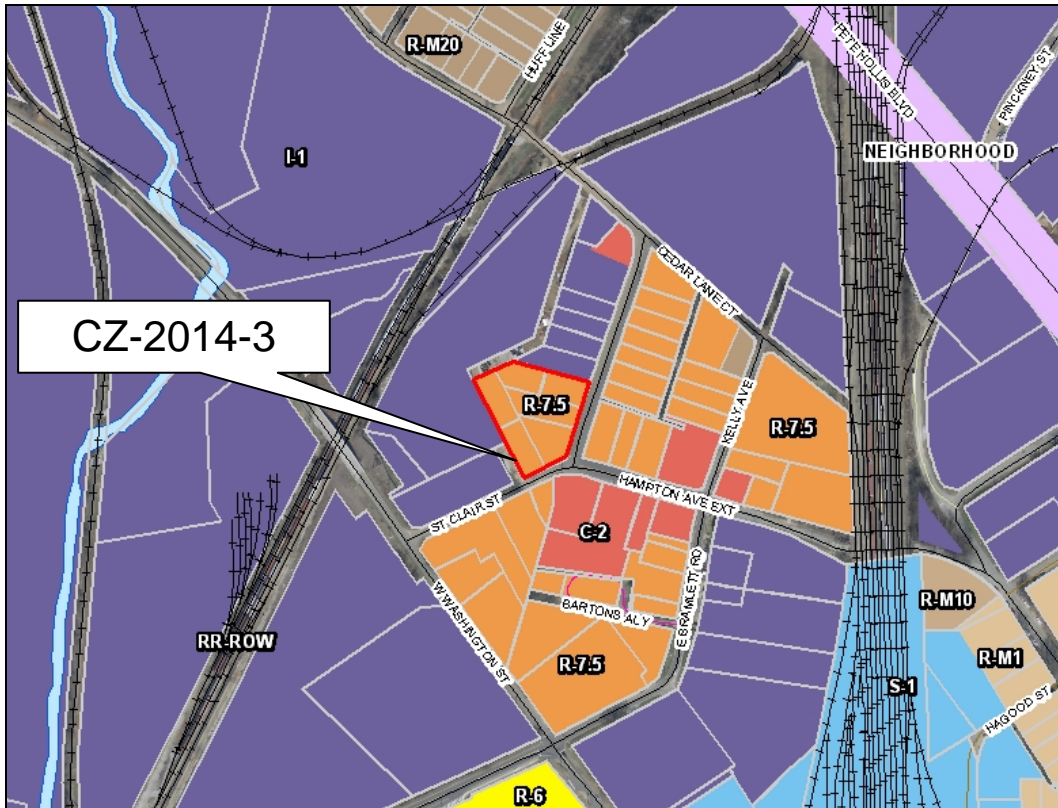
If this request for rezoning is approved, all but one (1) parcel on the west side of Hampton Avenue Extension and St. Clair Street would be zoned I-1. The I-1 district was established as a district for manufacturing plants, assembly plants, and warehouses. The following are examples of permitted uses, including but not limited to the following: Junkyards with special exception, group industrial development, and industrial uses.

CONCLUSION

This rezoning request involves six (6) separate parcels that form a pentangular-shaped piece of property. The parcels are located within an area of the County that was once an incorporated municipality – City View. While unconfirmed, it is believed that many of the subject parcels had been developed in the past with residences, and therefore, were assigned residential zoning by the County after City View was dissolved.

The subject property is currently being used as a place for outdoor industrial storage, which is not a permitted use in the R-7.5 zoning district. From surveying historical aerial photographs of the subject property, staff has concluded that the outdoor storage activity currently being conducted from the site has only recently begun (within the last 10 years). Outdoor storage is permitted in the I-1 district.

With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the I-1 zoning district would be inconsistent with the assigned Residential Land Use 3 future land use classification. The Residential Land Use 3 future land use classification is inconsistent with the I-1 district. However, it should be noted that the Imagine Greenville Comprehensive Plan is to be used as a guideline (on a large scale basis), and future development need not strictly adhere to its recommendations for any particular parcel of land. The Official Zoning Map shows that many of the abutting and neighboring properties on the west side of Hampton Avenue (and beyond) are already zoned I-1. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-7.5 district to the I-1 district. The Planning Commission recommends approval of the request.



MOTION: By Councilor Gibson to approve CZ-2014-3. The motion carried unanimously by voice vote.

Mr. Johnson presented the following:

DOCKET NUMBER: CZ-2014-4
APPLICANT: Karl B. Allen
PROPERTY LOCATION: Walker Road and Durant Road
PIN/TMS#(s): 0593030102100 (portion)
EXISTING ZONING: R-S, Residential Suburban
REQUESTED ZONING: C-3, Commercial
ACREAGE: 0.23-acre
COUNCIL DISTRICT: 25 - Gibson
ZONING HISTORY: The parcel was originally zoned R-S in May of 1971 (Area 2)
EXISTING LAND USE: Vacant lot/undeveloped

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-S	Undeveloped land
East	R-S	Right-of-way for Durant Road; then farther east is undeveloped land
South	R-S	Right-of-way for Durant Road; then farther south is a single-family home
West	I-1	Right-of-way for Walker Road; then farther west is undeveloped land

WATER AVAILABILITY: Greenville Water System – No water available on Durant Road

SEWER AVAILABILITY: Metropolitan Sewer Sub District - No sanitary sewer available

IMAGINE GREENVILLE PLAN: Employment Center

ROADS: Walker Road: 2-lane County-maintained minor collector
Durant Road: 2-lane, County-maintained minor collector

TRAFFIC IMPACT: Traffic is expected to increase. No traffic count station was found in the immediate area.

SUMMARY

The subject parcel is undeveloped and comprised of two (2) separate lots. The lots are bisected by Durant Road, resulting in a larger lot (on the west side of Durant Road) and a smaller lot (on the east side). The intent of this application is to rezone a 0.23-acre portion of the larger lot at its southernmost point where it has frontage on both Walker Road and Durant Road. Staff understands the applicant wants the ability to park vehicles on this portion of the property, possibly in connection with an automotive dealership, which would include the construction of a small building from which to conduct business. Pursuant to Article 6, Use Regulations of the Zoning Ordinance, an automotive dealership is classified as “Automobile, boats, motorcycles, and RV sales, service, and rental” and is prohibited in the R-S

district; however, it would be a permitted use (by right) in the C-3 district. The subject property is abutted by R-S zoning on all three (3) sides, except for the west where it abuts the I-1 zoning district.

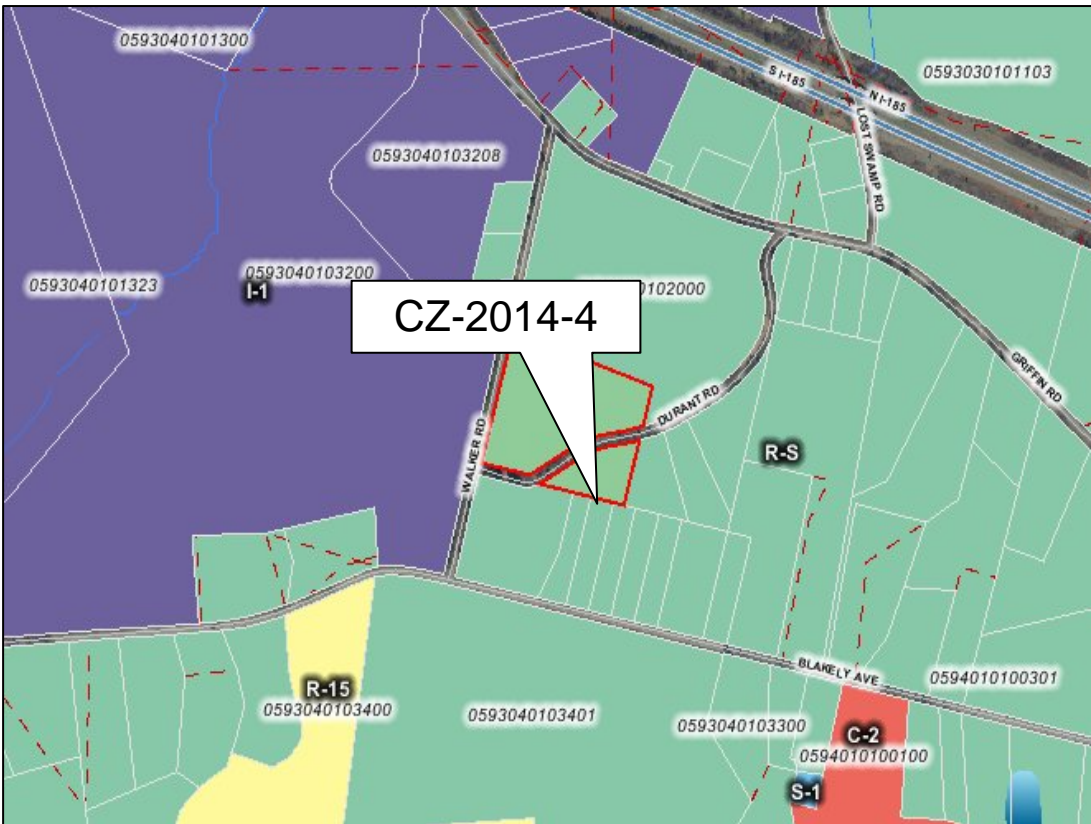
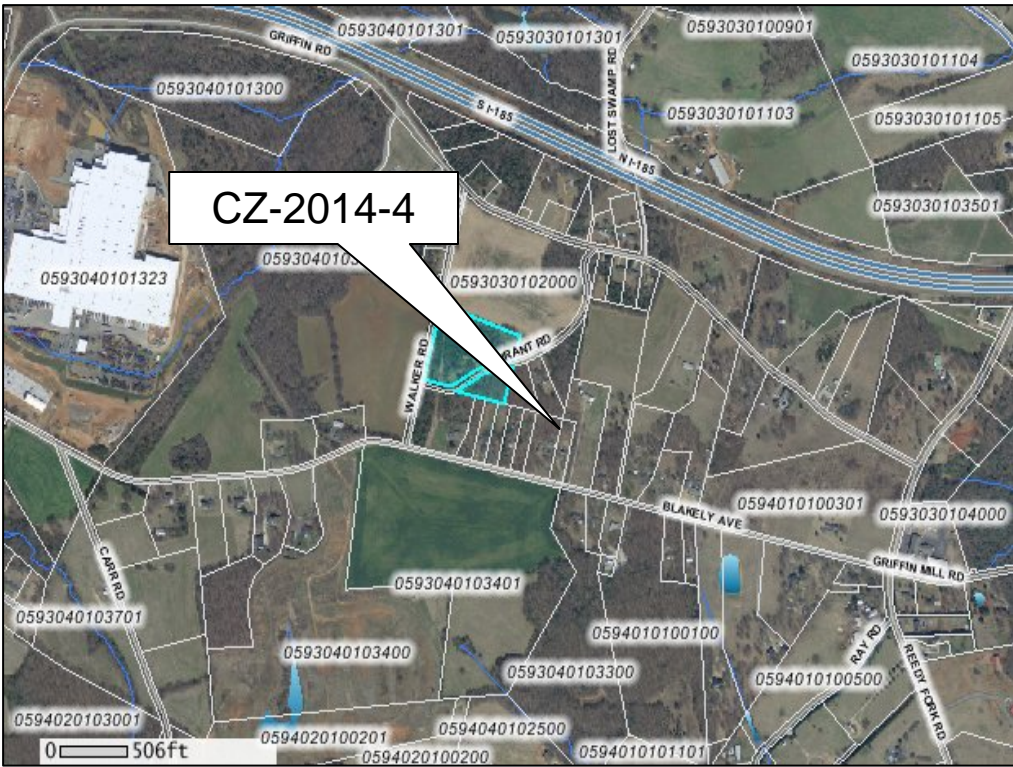
The C-3 district was established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents, including but not limited to the following: commercial amusement, animal shelters, cabinet/carpentry shops, nursing care facilities, firework stand, hospitals, museums, pawn shops, recording studios, and sign manufacturing. The C-3 district also allows for single-family and multi-family residential as conditional uses.

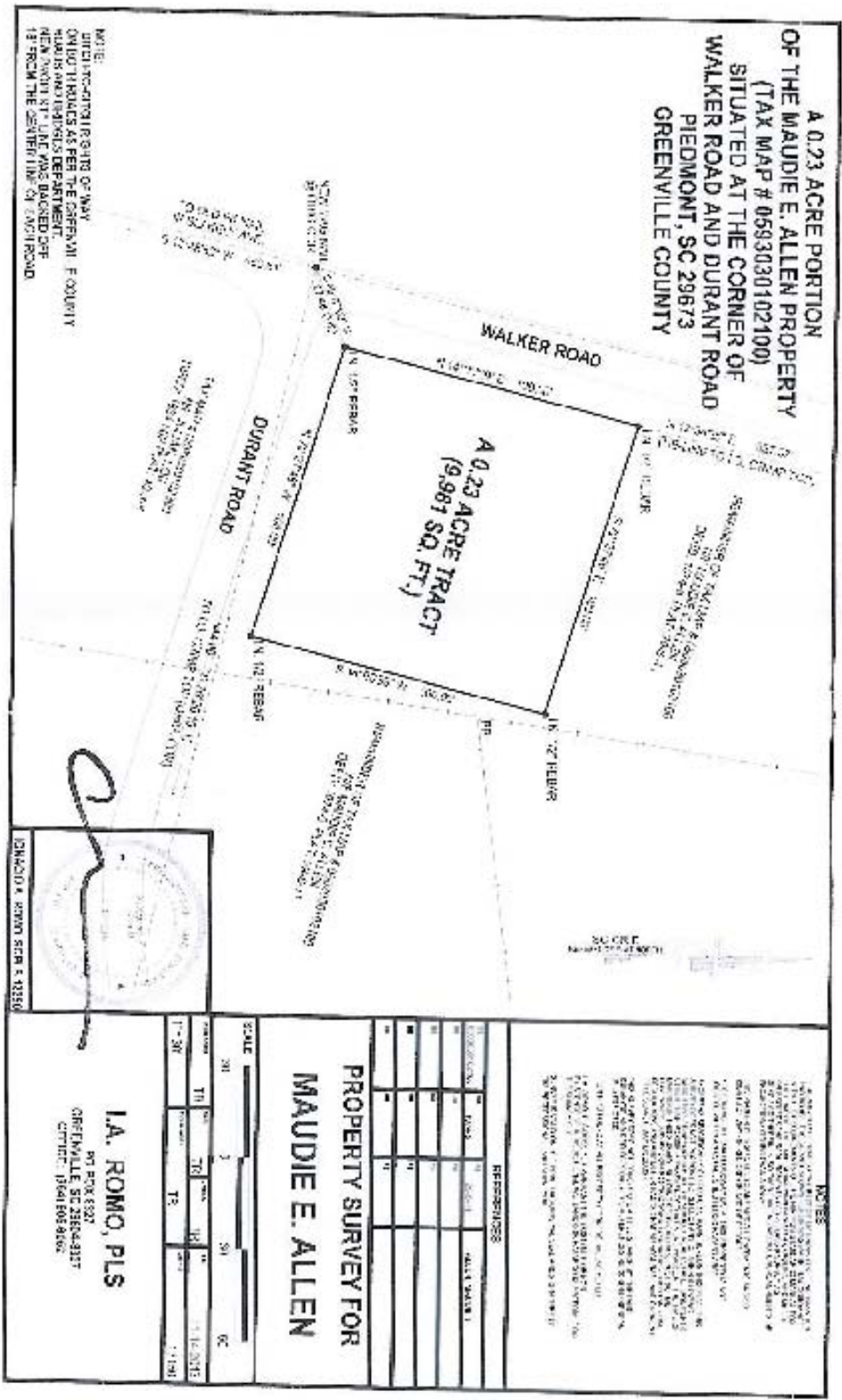
CONCLUSION

The subject property is comprised of two (2) lots, both of which are zoned R-S and bisected by Durant Road. The applicant is requesting to rezone a 0.23-acre portion of the larger lot at its southernmost point where it has frontage on both Walker Road and Durant Road. Staff understands the applicant wants the ability to park vehicles at this location, possibly in connection with an automotive dealership, which is prohibited under the current R-S zoning but permitted by right in the C-3 district. If successfully rezoned, any use listed in the C-3 district in accordance with the Use Regulations, in addition to an automotive dealership would also be allowed on the subject property.

With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the C-3 zoning district would be inconsistent with the assigned Residential Land Use 3 future land use classification. However, the Imagine Greenville Comprehensive Plan is to be used as a guideline (on a large scale basis), and future development need not strictly adhere to its recommendations for any particular parcel of land.

The purpose and intent of C-3 district is “to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares.” The subject property is located on the western fringe of suburban residential zoning, amongst many undeveloped properties. The aforementioned purpose and intent of the C-3 zoning district is intended for property with this zoning classification, to be located in “non-residentially zoned areas along major thoroughfares.” Walker Road and Durant Road are not major thoroughfares. While it is not staff’s primary objective or technical expertise to conduct/predict the feasibility or viability of C-3-permitted uses on this site – this is the role of the free market; it is incumbent upon staff to enforce the regulations of the Zoning Ordinance to ensure the purpose of intent of each zoning district is being met. Based on the reasons stated herein, staff recommends denial of the applicant’s request to rezone from R-S to C-3. The Planning Commission recommends denial of the request.





The Committee members discussed the rezoning request and inquired why only a small portion of the site was to be rezoned.

Staff informed the Committee members they were not given any information regarding the reason for only a portion of the site being in the request to rezone.

MOTION: By Councilor Cates to hold CZ-2014-4 in order to obtain further information regarding the rezoning request. The motion carried unanimously by voice vote.

Mr. Johnson presented the following:

DOCKET NUMBER: CZ-2014-5

APPLICANT: George Zimmerman

PROPERTY LOCATION: Piedmont Highway

PIN/TMS#(s): WG08000100300

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 1.4 acres

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was originally zoned R-S in May of 1971 (Area 2)

EXISTING LAND USE: Vacant lot/undeveloped

AREA CHARACTERISTICS:

	Zoning	Land Use
North	C-2	Undeveloped land, rezoned to C-2 in 1976 (CZ-1976-005)
East	R-7.5	Right-of-way for Piedmont Highway; then farther east is a park (Lakeside Park)
South	S-1	Undeveloped land, rezoned to S-1 in 1994 (CZ-1994-102)
West	I-1	Railroad right-of-way; then farther west is a truck terminal

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Gantt Sewer and Police Department

IMAGINE GREENVILLE PLAN: Regional Corridor

ROADS: Piedmont Highway: 4-lane State-maintained arterial

TRAFFIC IMPACT: Traffic generated from the site is expected to increase. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Davis Road in 2012, approximately 390

feet east of the intersection of Davis Road and Piedmont Highway. The station counted 800 average daily traffic trips, which represented a 6.6% change (increase) from the previous year, but an overall decrease of 11.11% over the last five (5) years.

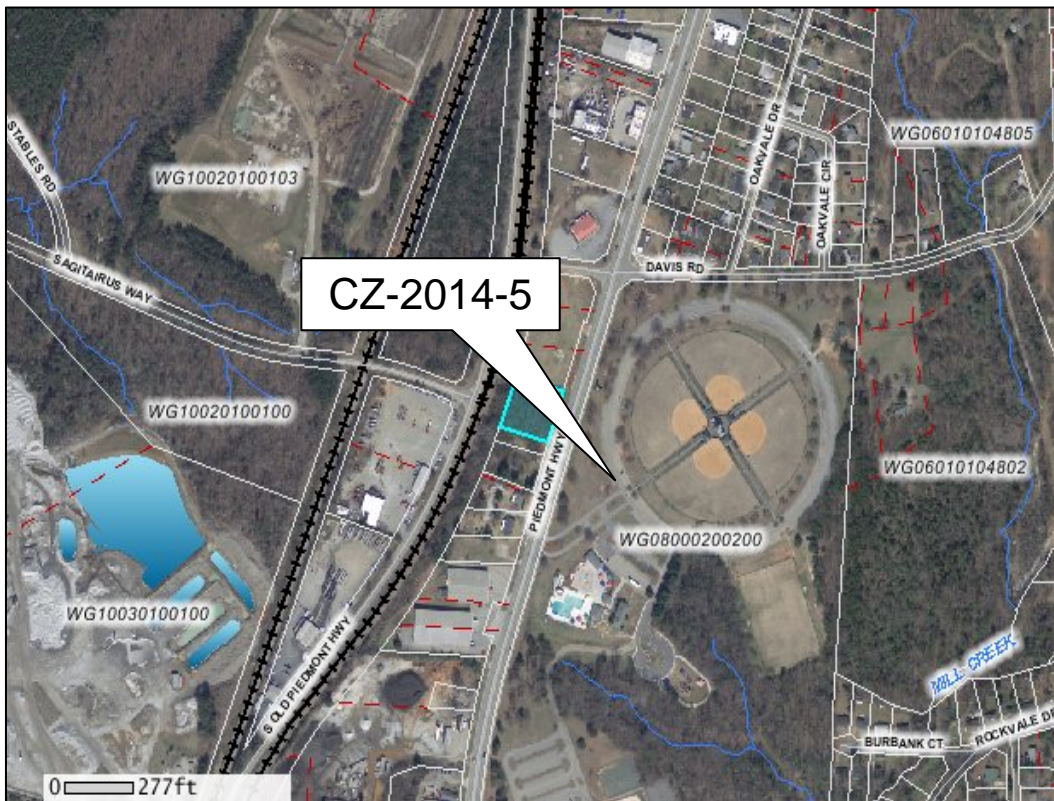
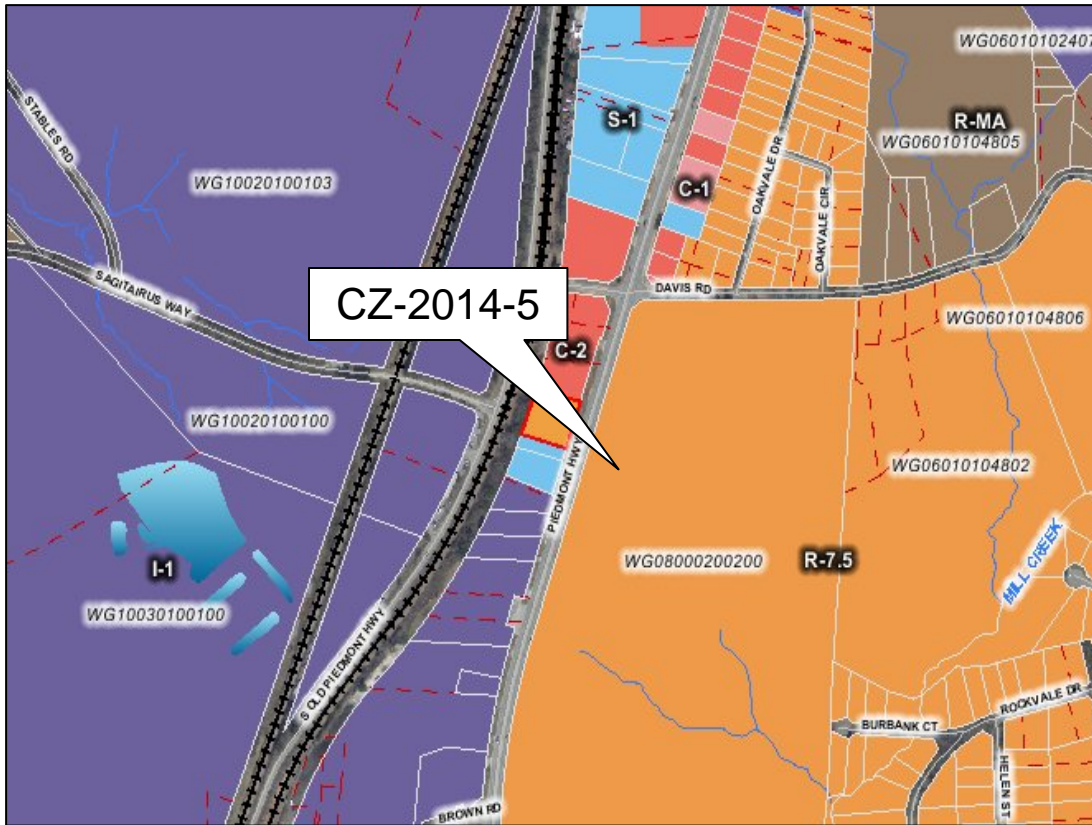
SUMMARY

The subject property is an undeveloped parcel of land located on the west side of Piedmont Highway. The properties to the north and south are both undeveloped as well. All parcels on the west side of Piedmont Highway (near the subject property) are non-residentially zoned (e.g., I-1, S-1, C-2), except for two (2) parcels located approximately a half-mile north of the subject property. These parcels are zoned R-MA. Many of the properties on the east side of Piedmont Highway are residentially-zoned (R-7.5), including Lakeside Park, which represents a very large area east of the subject site. Many of these properties, including Lakeside Park, are much lower in ground elevation than the subject property.

The purpose and intent of the S-1 zoning district is to provide a transition between commercial and industrial districts by allowing commercial uses that are service related or involve light industry having minimal effect on adjoining properties. The following are examples of permitted uses: Institutional dry cleaning, commercial and industrial gas sales, kennels (outside runs), pest/insect control businesses, and photo processing production. If this rezoning application is approved, the subject property would abut S-1 zoned property (to the south) and C-2 zoned property (to the north).

CONCLUSION

The subject property is an undeveloped parcel of land located on the west side of Piedmont Highway. The properties to the north and south are both undeveloped as well. The Official Zoning Map shows that many of the abutting and neighboring properties on the west side of Piedmont Highway (and beyond) are already non-residentially-zoned (C-2, S-1, and I-1). Furthermore, the Regional Corridor future land use classification of the Imagine Greenville Comprehensive Plan is consistent with the S-1 district. As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. Many of the properties on the east side of Piedmont Highway are residentially-zoned (R-7.5), including Lakeside Park, which represents a very large area east of the subject site. Many of these properties, including Lakeside Park, are much lower in ground elevation than the subject property, and in staff's opinion would not be impacted by the rezoning to S-1. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-7.5 district to the S-1 district. The Planning Commission recommends approval of the request.



MOTION: By Councilor Cates to approve CZ-2014-5. The motion carried unanimously by voice vote.

Mr. Meeks presented the following:

DOCKET NUMBER: CP-2013-3

APPLICANT: Greenville County Planning Commission
proposed Text Amendment to revise the Imagine
Greenville County Comprehensive Plan to include
The Dunean Plan.

A RESOLUTION

A RESOLUTION TO APPROVE THE DUNEAN COMMUNITY PLAN AND TO RECOMMEND THAT GREENVILLE COUNTY COUNCIL ADOPT THE PLAN AS AN AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN.

WHEREAS, the Dunean Community Plan is the result of a community lead effort including numerous stakeholders and residents;

WHEREAS, the Dunean Community Plan is organized around improvements in Infrastructure and Housing, Public Safety, Community Identity, Historic Preservation, and Revitalization.

WHEREAS, the Greenville County Planning Commission recognizes that the Dunean Community Plan is not intended to be a regulatory document, but instead, the Dunean Community Plan document is intended to serve as a statement of the community's vision and recommendations for its future. The goals and actions contained herein will be used to guide decisions directing public and private improvements in the future.

WHEREAS, the Greenville County Planning Commission recognizes the value of having an understanding of the purpose and direction of this planning effort.

NOW, THEREFORE, BE IT RESOLVED that the Greenville County Planning Commission hereby approves the Dunean Community Plan as a guide for change and development in the Dunean Community, and further recommends that Greenville County Council adopt the Dunean Community Plan as an amendment to the County's Comprehensive Plan.

DONE IN REGULAR MEETING THIS 22ND DAY OF JANUARY, 2014

Chad Tumblin, Chairman
Greenville County Planning Commission

ATTEST:

Lance Estep, AICP
Director, Planning and Code Compliance Division

AN ORDINANCE

AN ORDINANCE TO ADOPT THE DUNEAN COMMUNITY PLAN AS AN AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN.

WHEREAS, in 2009, the Greenville County Council adopted “Imagine Greenville County” as the Greenville County Comprehensive Plan under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Chapter 29) and in accordance with Section 6-29-510, et seq., of the *Code of Laws of South Carolina*, 1976, as amended; and

WHEREAS, the Greenville County Planning Commission has acted pursuant to S. C. Code Ann. 6-29-520(B), by Resolution to recommend that Greenville County Council amend the County’s Comprehensive Plan with the adoption of the Dunean Community Plan, attached hereto and incorporated herein by reference as Exhibit “A”, and

WHEREAS, seven community meetings were held between January and August 2012, at which community residents and stakeholders worked extensively with Planning staff to develop their vision for the future of the Dunean Community; and

WHEREAS, the Dunean Community Plan, completed in 2013, was jointly developed by Greenville County, the Dunean Leadership Committee, and numerous residents and stakeholders,

NOW, THEREFORE, BE IT ORDAINED by the Greenville County Council:

Section 1. Adoption of the Dunean Community Plan.

The County Council of Greenville County, South Carolina, hereby adopts an amendment to the Comprehensive Plan, as set forth in Exhibit “A” attached hereto, in accordance with Section 6-29-510, et seq., of the *Code of Laws of South Carolina*, 1976, as amended.

Section 2. Effective Date. The Ordinance shall take effect one (1) day after the next regularly scheduled Council meeting following final approval of this Ordinance.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2014.

Bob Taylor, Chairman
Greenville County Council

ATTEST:

Theresa B. Kizer
Clerk to Council

Joseph M. Kernell
County Administrator

MOTION: By Councilor Gibson to approve CP-2013-3. The motion carried unanimously by voice vote.

At this time Councilor Cates inquired on the status of the text amendment regarding wedding chapels/special events/social entities in his area.

Mr. Estep stated staff had a workshop with the Planning Commission and would work with the Commission to present a recommendation on the text amendment and bring it to the Committee.

Councilor Cates inquired if that could be done within the next two months.

Mr. Estep stated it would be brought to the Committee in two months.

Mr. Johnson presented the following:

DOCKET NUMBER:	CZ-2013-47
APPLICANT:	Michael F. Barnes
PROPERTY LOCATION:	Alexander Road and Picket Road
PIN/TMS#(s):	T035000101513 (portion)
EXISTING ZONING:	R-15, Single-Family Residential
REQUESTED ZONING:	R-S, Residential Suburban
ACREAGE:	6.04 acres
COUNCIL DISTRICT:	18 - Baldwin
ZONING HISTORY:	The parcel was originally zoned C-1 in June 1970 (Area 1)
EXISTING LAND USE:	Vacant lots/undeveloped

AREA CHARACTERISTICS:

Lot "A"		
	Zoning	Land Use
North	R-S	Agricultural/undeveloped land
East	R-15	Single-family dwelling unit and undeveloped land
South	R-15	Undeveloped land
West	R-15	Enoree River, then farther west is Corey Burns Park
Lot "B"		
North	R-S R-15	Agricultural/undeveloped land; and Undeveloped land
East	R-15	Right-of-way for Alexander Road; then farther east is undeveloped land
South	R-15	Single-family dwelling unit and undeveloped land
West	R-S R-15	Agricultural/undeveloped land Undeveloped land
Lot "C"		
North	R-S	Agricultural/undeveloped land
East	R-15	Right-of-way for Alexander Road; then farther east is undeveloped land
South	R-15	Right-of-way for Picket Road; then farther south is undeveloped land
West	R-15	Undeveloped land

WATER AVAILABILITY:

Greer Commission of Public Works

SEWER AVAILABILITY:

Taylor's Sewer District

IMAGINE GREENVILLE PLAN:

Residential Land Use 2

ROADS:

Alexander Road: 2-lane State-maintained collector
Picket Road: 2-lane, County-maintained local road

TRAFFIC IMPACT:

Traffic generated from the site should remain the same. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Brushy Creek Road in 2012, approximately 3280 feet south of the subject site. The station counted 19,400 average daily traffic trips, which represented a 4.3% change (increase) from the previous year.

SUMMARY

The subject property is an undeveloped parcel of land that is comprised of three (3) separate lots – none of which abut each other (see accompanying location map). Each lot however, surrounds a large (16.8-acre) undeveloped tract of land that is zoned Residential Suburban (R-S) and currently being used for a cow pasture. Staff understands it is the applicant’s intent to combine the three (3) lots with the larger tract of land and expand the boundaries of the cow pasture.

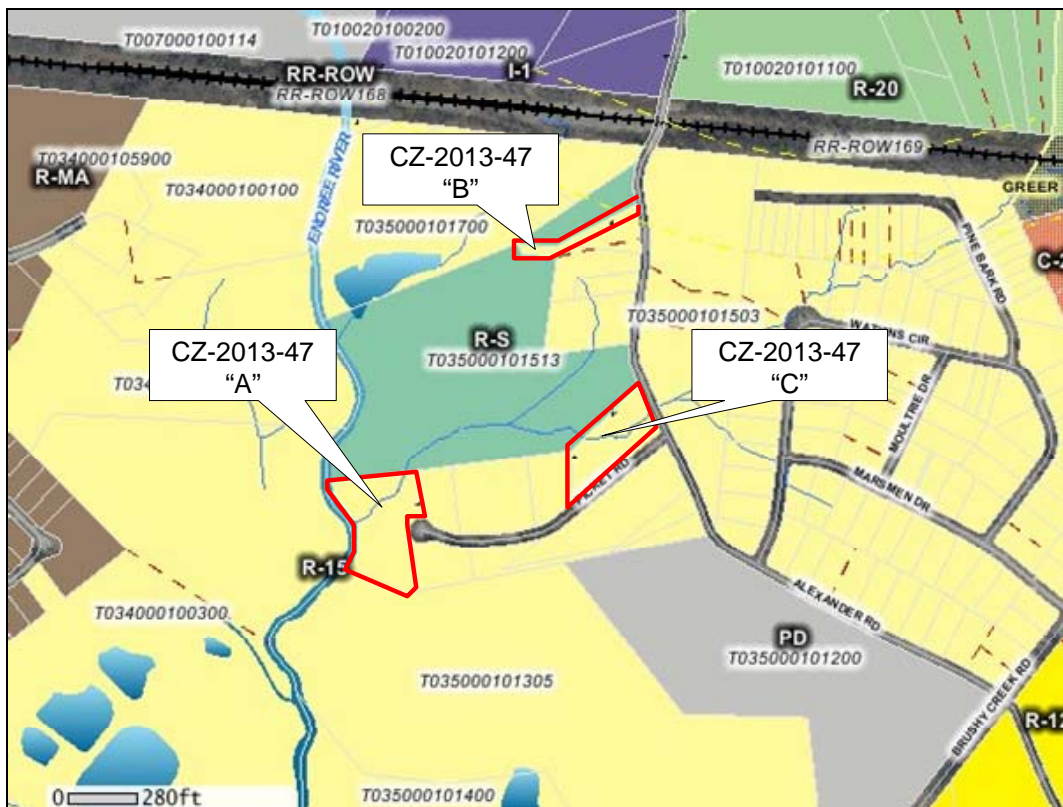
This application is to rezone the three (3) lots from R-15, Single-Family Residential to R-S, which would be consistent with the zoning of the large, undeveloped parcel. If this request for rezoning is approved, the entire unified parcel would be zoned R-S. The R-S district was established to provide reasonable safeguards for areas that are in the process of development with single-family dwellings but are generally still rural in character.

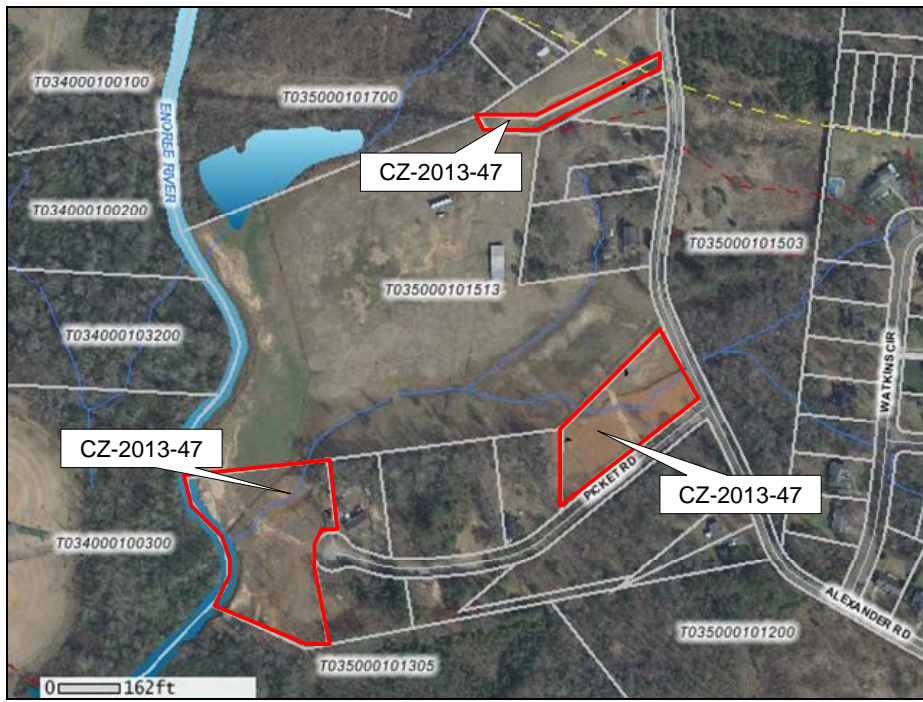
CONCLUSION

The subject parcel is comprised of three (3) individual lots, but none abut each other. However, all three (3) lots surround (and abut) a large (16.8-acre) undeveloped parcel. The large abutting parcel is zoned Residential Suburban District (R-S) and is currently being used as a cow pasture. The applicant’s intent is to combine the three (3) individual lots of the subject parcel with this 16.8-acre undeveloped parcel, to create one (1) unified parcel and expand the physical boundaries of the cow pasture. A cow pasture (Farm Animals, Livestock, Barns, and Stables) is a permitted use in the R-S district. It is not allowed in the R-15 district. At this time, it is unclear if it is the applicant’s intent to expand the boundaries of the cow pasture in order to increase the number of livestock or to just merely expand the physical boundaries of the pasture.

With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the R-S zoning district would be inconsistent with the assigned Residential Land Use 2 future land use classification. However, it should be noted that the westernmost lot of the subject parcel, as well as the western property line of the undeveloped 16.8-acre parcel abuts Corey Burns Park, which is classified Rural Land Use 1. As such, the requested R-S zoning for the subject parcel would be consistent with the future land use classification of the abutting property. As previously mentioned, the applicant’s intent is to unify the subject parcel with the 16.8-acre parcel, and to match its zoning. This would be an appropriate and logical application of zoning/land use planning.

As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as with those within the immediate area. As of today, there are no residential subdivisions within close proximity to the subject parcel or existing cow pasture, and except for one parcel, an overwhelming majority of the abutting properties are undeveloped. Therefore, based on the aforementioned reasons, staff recommends approval of the application to rezone from the R-15 district to the R-S district. The Planning Commission recommended approval of the request.





County Council member Joe Baldwin addressed the Committee members with concerns over parcel “A” of the rezoning request. He stated the adjacent landowner had concerns over that section as it would allow the cows to come close to his home, which would cause unpleasant odors for the homeowner.

Mr. Michael Barnes addressed the Committee members stating he had only 8 cows, which were beef cows and he felt the cows would not stay in the area of concern other than to walk the area.

MOTION: By Councilor Gibson to hold CZ-2013-47 until the next Committee meeting in order to allow members of the Committee to make a site visit in order to view the concerns of the adjacent property owner. The motion carried unanimously by voice vote.

REQUEST AND MOTIONS

Chairman Dill had requested a discussion on the Stormwater fee at the last meeting. He stated since that time he had received a number of letters from various Fire Departments and requested a discussion of the Stormwater fee on the next Committee agenda.

ADJOURNMENT

MOTION: By Councilor Payne to adjourn. The motion carried unanimously by voice vote and the meeting adjourned at 5:39p.m.

Respectfully Submitted,

Helen Hahn
Administrative Coordinator
Greenville County Department of
Community Planning and Development